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10 COUNTRY CLUB ESTATES

11
12 UNITED STATES DISTRICT COURT
13
14 DISTRICT OF NEVADA

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16 LES COHEN,) Case No. : 2:15-CV-00412-GMN-GWF
17 Plaintiff,)
18 v.)
19 GLYNIS TURRENTINE; and SUNTRUST)
20 MORTGAGE, INC.; and U.S. BANK)
21 NATIONAL ASSOCIATION AS)
22 TRUSTEE FOR JP ALT 2006-A2; and)
23 MONTEREY AT THE LAS VEGAS)
24 COUNTRY CLUB; and LAS VEGAS)
25 INTERNATIONAL COUNTRY CLUB)
26 ESTATES; DOES 1 through 10, inclusive)
27 ROE CORPORATION, 1 through 10,)
28 inclusive,)
Defendants)

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2 **STIPULATION AND ORDER FOR DISMISSAL OF DEFENDANT LAS VEGAS**
3 **INTERNATIONAL COUNTRY CLUB ESTATES WITHOUT PREJUDICE**

4 COME NOW Plaintiff LES COHEN, by and through his counsel Michael Beede, Esq.
5 and the Law Office of Michael Beede PLLC, and Defendant LAS VEGAS INTERNATIONAL
6 COUNTRY CLUB ESTATES, by and through its counsel Edward Boyack, Esq. and the law
7 firm of Boyack Orme & Taylor, and hereby stipulate and agree as follows:

8 1. This matter concerns title to real property located at and identified as 746
9 Oakmont Avenue, #707, Las Vegas, Nevada 89109 [hereinafter "the Subject Property"].
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1 2. The Subject Property is located with the Common Interest Community and
2 Association of Defendant LAS VEGAS INTERNATIONAL COUNTRY CLUB ESTATES
3 [hereinafter "LVICCE"] and as such is governed by the governing documents of LVICCE and
4 the provisions of the Nevada Revised Statutes governing common-interest communities,
5 including but not limited to Chapter 116 thereof.

6 3. Pursuant to Nevada law, Monterey at the Las Vegas Country Club conducted a
7 foreclosure sale of the Subject Property and recorded a Deed on May 27th, 2014, from which
8 proceeds have been paid to Defendant LVICCE.

9 4. Pursuant to Nevada law and the governing documents of LVICCE, LVICCE held
10 a Lien as against the Subject Property securing delinquent assessments, which was released on or
11 about June 17th, 2014.

12 THEREFORE IT IS HEREBY STIPULATED AND AGREED that no liens or other
13 claim to title to or of the Subject Property is being asserted by Defendant LVICCE and that no
14 sums which accrued and/or came due prior to June 17th, 2014 may be enforced as against
15 Plaintiff, its assigns or the Subject Property.

16 IT IS FURTHER STIPULATED AND AGREED that this Stipulation will have no effect
17 upon any obligations, liens or other interests which may have accrued after Plaintiff's acquisition
18 of title to the Subject Property.

19 IT IS FURTHER STIPULATED AND AGREED that this Stipulation will have no effect
20 upon and shall not modify, waive or amend any of LVICCE's rights to enforce and collect
21 pursuant to its governing documents.

22 IT IS FURTHER STIPULATED AND AGREED that Defendant LAS VEGAS
23 INTERNTIONAL COUNTRY CLUB ESTATES shall be and hereby is DISMISSED
24 WITHOUT PREJUDICE from this litigation.

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1 IT IS FURTHER STIPULATED AND AGREED that each party shall bear its own
2 attorneys' fees and costs as to this Action.

3 Dated this 15 day of December, 2015

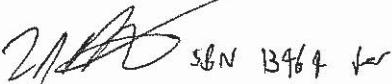
4 BOYACK ORME & TAYLOR

5 By: 

6 Edward D. Boyack, Esq.
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Attorneys for Defendant LAS VEGAS
INTERNATIONAL COUNTRY CLUB
ESTATES

Dated this 14 day of December, 2015

THE LAW OFFICE OF MIKE BEEDE

By:  SBN 1364 for

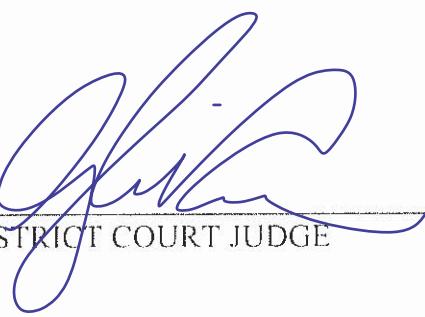
Michael N. Beede, Esq.
Nevada Bar No. 013068
2300 W. Sahara Avenue #420
Las Vegas, Nevada 89102
(702) 473-8406
Attorneys for Plaintiff LES COHEN

11 **ORDER**

12 **IT IS SO ORDERED.**

13 DATED AND DONE this 16 day of December, 2015.

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DISTRICT COURT JUDGE

Submitted by:

BOYACK ORME & TAYLOR

By: 

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